

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFTER RECORDING RETURN TO:

Lydia R. Maldonado
c/o Arnoldo Maldonado, Sr.
P.O. Box 250
La Blanca, TX. 78558

WARRANTY DEED

Date: July ____, 2022

Grantor: THE COUNTY OF HIDALGO, TEXAS

Grantor's Mailing Address:

505 S. McColl Road.,
2nd Floor, Edinburg, TX 78539
HIDALGO COUNTY

Grantee: LYDIA R. MALDONADO, Individually and as Independent Administrator of the Estate Of ADAN MALDONADO, SR.

Grantee's Mailing Address:

P.O. BOX 250
LA BLANCA, TX. 78558
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lots 18 thru 22, inclusive, Block 9, TOWNSITE OF SAN CARLOS, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 5, Page 1, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT the South 10.00 feet of Lots 18 thru 22, conveyed to the STATE HIGHWAY COMMISSION by Deed dated October 20, 1932, recorded in Volume 380, Page 546, Deed Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral and/or royalty grant and/or reservation in instrument dated December -, 1979, recorded in Volume 1653, Page 162, Volume 1653, Page 164, and dated January 11, 1980, recorded in Volume 1655, Page 294, and Volume 1655, Page 296, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records

3. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Standby fees, taxes, and assessments by any taxing authority for the year 2020 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

RICHARD F. CORTEZ, Hidalgo County Judge

STATE OF TEXAS §

HIDALGO COUNTY §

This instrument was acknowledged before me on this the _____ day of _____, 2022, by **RICHARD F. CORTEZ**, Hidalgo County Judge in said capacity.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
PEREZ LAW FIRM, P.L.L.C.
208 Lindberg
McAllen, Texas 78501
Tel: (956) 782-2700
Fax: (956) 782-2703
E-mail: rperez@perezlegal.com